THE NEW WESTBOROUGH HIGH SCHOOL

A PROPOSAL PRESENTED BY

THE HIGH SCHOOL PLANNING COMMITTEE



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CHAIRMAN'S REPORT

The Westborough High School Planning Committee met and organized on April 12, 1965 with Robert B. McInnis, Chairman; S. Parker Tyler, Treasurer; Mrs. Stephen S. Hull, Secretary; William H. Mason; Joseph P. Ruchinskas; Michael Kudravetz; and Harold F. Fisher, members. It was charged with the responsibility of developing, with the aid of competent architects, plans and specifications for a new senior high school facility and to report with such plans and specifications on or before the next annual town meeting to enable the town to vote upon the construction of a new senior high school.

Following is a summary of the work and conclusions of this committee.

- 1. Architect Sixteen architects were interviewed and ten schools visited in connection with these interviews. The committee chose the firm of The Architects Collaborative, Inc. (TAC) of Cambridge, Massachusetts. This firm is one of the leading group of architects in the country and has designed many high schools as well as hospitals, college buildings, vocational schools. elementary schools, and a myriad of other structures. Several of their buildings have gained national attention. Mr. John Harkness, a senior partner in the firm, is in charge of preliminary plans for Westborough. Mr. Harkness has personally designed many high schools and has shown the committee that he not only has an excellent sense of design and layout but has the experience that has helped the committee plan economically. I might add that it has been a pleasure working with an architect who is not concerned with building a "memorial" to himself but is genuinely concerned with keeping costs down. Since the committee is obviously not made up of experts we have been fortunate to have this firm to study minutely every detail of construction, materials, layout and aid us in our decisions.
- 2. **Educational Specifications** These were drawn up with the aid of the school superintendent, administrators, teachers, and the School Building Assistance Commission.

- 3. Plans A long and slow process of drawing, reviewing, and drawing again finally has come to a successful conclusion. The architect has spent many evenings with this committee going over alternate plans. Mr. Robinson, School Superintendent, has been at all of our meetings as an advisor as has Mr. Wetherell, the High School Principal. In addition, Mr. Wetherell had a set of plans for the high school teachers to review and at another meeting met with both the architects and key teachers. From these meetings came innumerable constructive criticisms which helped immeasurably in bringing drawings to a final stage. Elsewhere in the brochure you can see the results of eleven months' work.
- 4. **Costs** \$3,499 million plus \$250,000 for pool. See charts which explain effect on tax rate and state aid provisions.
- 5. Size The size of this new school for 1,200 pupils was decided upon after considerable discussion within this committee and with the Sites and Facilities Committee. All of the projections we studied easily supported this size. The Finance Advisory Committee has been over this aspect with us in depth and has unanimously endorsed our decision.
- 6. Reason for High School It would probably be worthwhile to review quickly the reasons for building a new high school as opposed to other alternatives. First, to gain 600 new student spaces by other means (i.e. additions to existing high school and junior high school plus new grade school) is just as expensive. Second, by adding at the top of the system (i.e. the high school) we free the present high school for use as a junior high school and the present junior high school may be used for an elementary school. We recognize that this is not a permanent solution for the entire system and refer to the Sites and Facilities Committee

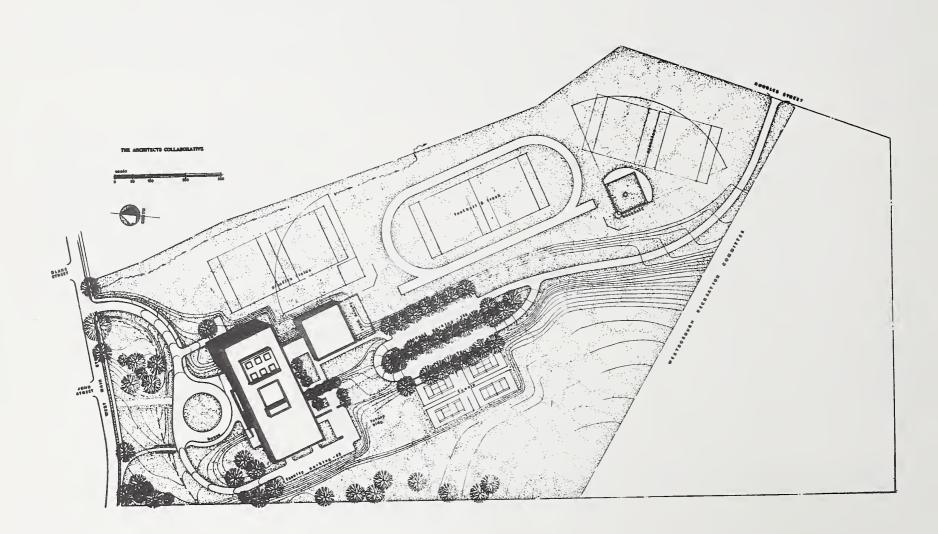
report that a new grade school will be needed a few years after the completion of the new high school. It is felt that the high school being proposed now fits into a long range building program. It may be recalled that the town of Westborough voted **unanimously** at the annual town meeting in March 1965 to follow this course. No matter what course of action we take, we will probably face double sessions in some or all schools before completion of a new structure.

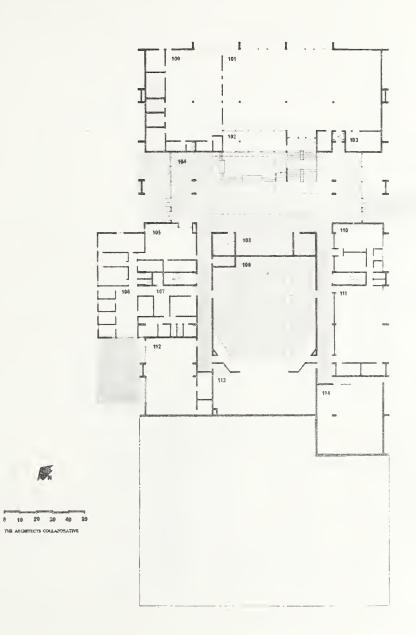
Conclusion - This Committee has worked long and hard at a sometimes exciting, sometimes tedious task. Our path has certainly not been without obstacles. However, nothing good comes easy. Because we had a committee of seven distinct individuals, each with his own ideas, hopes, prejudices and personalities, our progress was slow but steady. When we reached a conclusion, you can be sure that this conclusion was thoroughly thought out, every aspect minutely examined, every voice heard. We want the people of Westborough to know that behind every move we made was the well being of our school children and the interests of our taxpayers. The committee feels that we are presenting to you a school that will best serve the town at the best possible price. We ask you to support us in this conclusion.

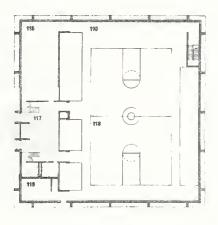
ROBERT B. McINNIS, CHAIRMAN

January 31, 1966

Plot Plan



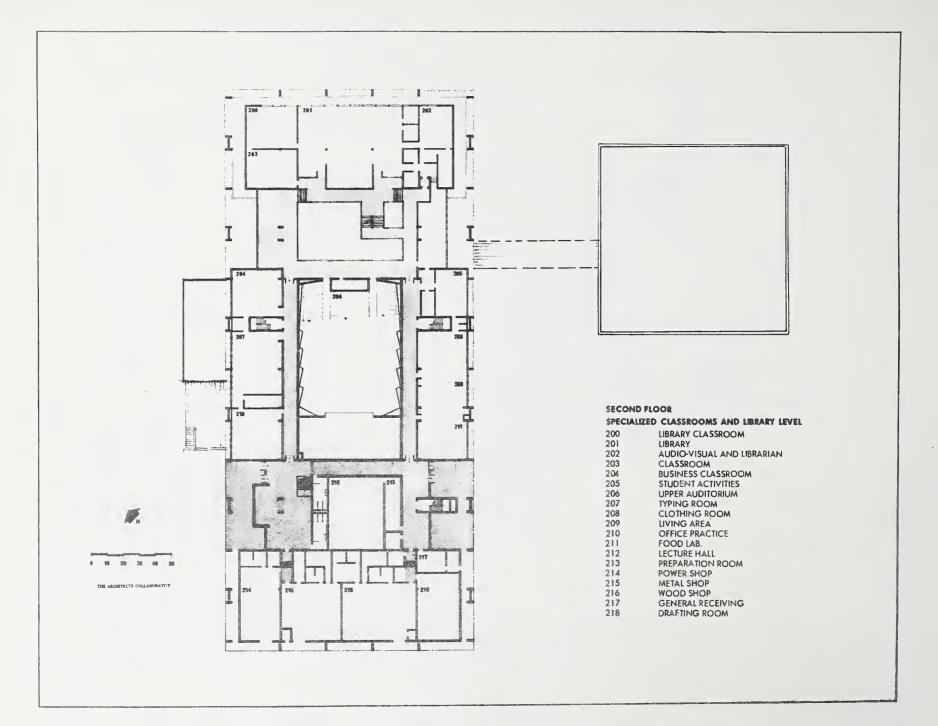


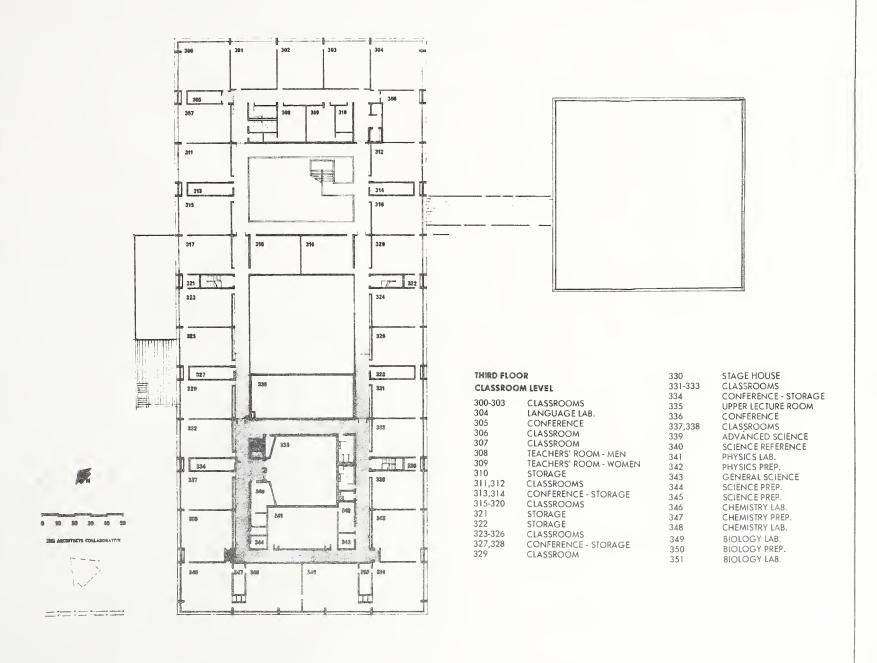


FIRST FLOOR

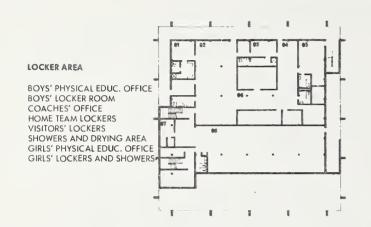
MAIN LOBBY, CAFETERIA AND AUDITORIUM

110-1114	LODDI, CALLIERES AND AL
100	KITCHEN CAFETERIA
102	FACULTY DINING
103	DISHWASHING
104	MAIN LOBBY
105	ADMINISTRATION
106	GUIDANCE
107	HEALTH
108	COATROOM
109	AUDITORIUM
110	PRACTICE ROOMS
111	BAND ROOM
112	ART ROOM
113	STAGE
114	BOILER ROOM
115	EXERCISE ROOM
116	BOYS' GYM
117	LOBBY
118	GIRLS' GYM
119	STORAGE





GYMNASIUM ONLY



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03

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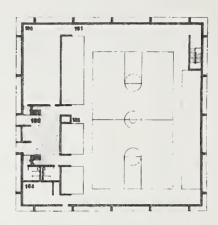
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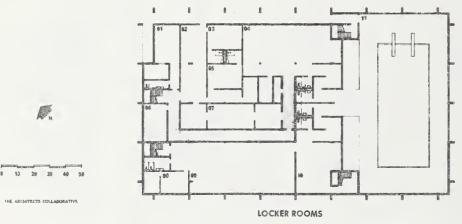
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GYM

100 EXERCISE ROOM 101 BOYS' GYM 102 LOBBY 103 GIRLS' GYM 104 STORAGE

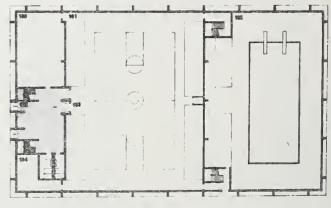


GYMNASIUM WITH POOL



01 02 03 04 05	VISITORS' LOCKERS HOME TEAM LOCKERS BOYS' PHYSICAL EDUC. OFFICES BOYS' LOCKER ROOM COACHES' OFFICES	06 07 0B 09 10
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EQUIPMENT ROOM SHOWERS AND DRYING AREA GIRLS' PHYSICAL EDUC. OFFICES GIRLS' LOCKERS AND SHOWERS POOL LOCKER ROOM SWIMMING POOL



GYM AND POOL

100	EXERCISE ROOF
101	BOYS' GYM
102	LOBBY
103	GIRLS' GYM
104	STORAGE
105	POOL

Classroom Building and Gym		
,	Total Cost	Westborough's Share
Building (141,000 sq. ft.	\$2,550,000	
Equipment	400,000	
Site Development	250,000	
Architect's Fee (6.3%)	174,000	
Contingency	100,000	
Misc. (clerk, printing, borings)	25,000	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$3,499,000	\$1,773,993
Swimming Pool	\$250,000	\$126,750
Construction of Building Cost (\$2,550,00	0) = \$18.00 sq. ft.	
Per pupil cost (without pool) 141,000	sq. ft. \$3,514,000 =	= \$2,928.33
Per pupil cost (with pool) \$3,764,000 1200	= \$3,136.66	
The above and Gaussian de makingly do int	torast characs	

The above cost figures do not include interest charges. The state does not reimburse interest. State share is 49.26%.

WESTBORO HIGH PUBLIC SCHOOLS

ACTUAL ENROLLMENTS

YEAR	ELEMENTARY	JUNIOR HIGH	HIGH	TOTAL	
1960 - 61 1961 - 62 1962 - 63 1963 - 64 1964 - 65	958 1051 1128 1189 1282	305 305 310 346 352	393 451 475 508	1656 1807 1913 2043	
1965 - 66	1337	375	534 563	2168 2275	
	PRO	DIECTED ENROLI	LMENTS		
1966 - 67 1967 - 68 1968 - 69 1969 - 70 1970 - 71 1971 - 72 1972 - 73 1973 - 74	1400 1440 1450 1480 1525 1560 1590	410 470 515 515 550 550 550 565	585 635 675 740 800 855 925	2395 2545 2640 2735 2875 2965 3065 3130	
1974 - 75 1975 - 76 1976 - 77 1977 - 78 1978 - 79	1700 1750 1800 1840 1900	575 585 600 600	930 950 950 970 1000	3205 3285 3350 3410 3500	

The above figures are intermediate of several reviewed by the committee. These were prepared by the Supt. of Schools and represent a fair evaluation. The committee feels that actual future enrollments may well exceed these projections.

State Share --- \$1,854,146.40 \$3,549,000 @ 3.75% for 20 years

Effect on Tax	Principal	Interest	State Share	New Cost
14.86	\$177,450	\$133,087.50	\$87,707.32	\$222,830.180
14.41	177,450	126,433.125	87,707.32	216,175.805
13.97	177,450	119,778.750	87,707.32	209,521.430
13.52	177,450	113,124.375	87,707.32	202,867.055
13.08	177,450	106,470.00	87,707.32	196,212.680
12.64	177,450	99,815.625	87,707.32	189,558.305
12.19	177,450	93,161.250	87,707.32	182,903.930
11.75	177,450	86,506.875	87,707.32	176,249.555
11.31	177,450	79,852.50	87,707.32	169,595.180
10.86	177,450	73,198.125	87,707.32	162,940.805
10.42	177,450	66,543.75	87,707.32	156,286.430
9.98	177,450	59,889.375	87,707.32	149,632.055
9.53	177,450	53,235.00	87,707.32	142,977.680
9.09	177,450	46,580.625	87,707.32	136,323.305
8.64	177,450	39,926.25	87,707.32	129,668.930
8.20	177,450	33,271.875	87,707.32	123,014.555
7.76	177,450	26,617.50	87,707.32	116,360.180
7.31	177,450	19,963.125	87,707.32	109,705.805
6.87	177,450	13,308.75	87,707.32	103,051.430
6.43	177,450	6,654.375	87,707.32	96,397.055

TOTAL COST (WITHOUT POOL) \$3,514,000 (includes \$15,000 already spent)

State Share - - - 49.26% - - - \$1,730,996.40 \$100,000 matched immediately

\$3,299,000 @ 3.75% for 20 years

Effect on Tax	Principal	Interest	State Share	Net Cost
13.81	\$164,950	\$123,712.50	\$81,549.82	\$207,112.68
13.40	164,950	117,526.875	81,549.82	200,927.055
12.98	164,950	111,341.25	81,549.82	194,741.43
12.57	164,950	105,155.625	81,549.82	188,555.805
12.16	164,950	98,970.000	81,549.82	182,370.180
11.75	164,950	92,784.375	81,549.82	176,184.555
11.33	164,950	86,598.750	81,549.82	169,998.930
10.92	164,950	80,413.125	81,549.82	163,813.305
10.51	164,950	74,227.50	81,549.82	157,627.680
10.10	164,950	68,041.875	81,549.82	151,442.055
9.68	164,950	61,856.25	81,549.82	145,256.430
9.27	164,950	55,670.625	81,549.82	139,070.805
8.86	164,950	49,485.00	81,549.82	132,885.180
8.45	164,950	43,299.375	81,549.82	126,699.555
8.03	164,950	37,113.75	81,549.82	120,513.930
7.62	164,950	30,928.125	81,549.82	114,328.305
7.21	164,950	24,742.50	81,549.82	108,142.680
6.80	164,950	18,556.875	81,549.82	101.957.055
6.38	164,950	12,371.250	81,549.82	95,771.430
5.97	164,950	6,185.625	81,549.82	89,585.805

DESCRIPTION OF SCHOOL

Your High School Planning Committee recommends that our new forty classroom senior high school on the Aronson property, West Main Street be constructed as a three story building.

A careful review of the site topography, educational requirements, construction costs, traffic and student outdoor activities has revealed to this Committee that from an overall standpoint the best construction plan for this site is a three story building.

This Committee unanimously accepted the concept of a multi-story high school building; the final form is the three-story structure which we are recommending to the citizens. The multi-story approach allows the best utilization of land, construction economy, lower foundation and roof costs, future expansion possibilities, and an overall economy of school maintenance operation.

SITE LOCATION

The three story complex designed for 1200 students will be located on the 30 acre portion of the Aronson property purchased by the townspeople last year. The main building will face West Main Street with a separate structure located behind the school to house the aymnasium and locker rooms. This arrangement separates the high volume noise area from the main school structure and also allows the building to be used separately for after school and community purposes. The practice fields, track, football and baseball area will extend along the Charles Street side of the property from West Main Street to Ruggles Street. Access roads will be provided from both West Main and Rugales Streets with sufficient parking areas developed to satisfy the needs of the school and the public. Public utilities of water, gas, electricity and sewerage are available at this site. Provisions have been made to include site development work alleviating the area drainage problem.

MANY PLANS STUDIED

Planning Committee and the architects developed many types of plans and arrangements plus considering various locations on the site. The plan selected best accommodates the requirements of convenience of pupils and staff, the public use of the building, the site and its contours, and the problems of the safest traffic approaches to and from the building.

SCHOOL PLANS

The proposed new senior high school will be an efficient economical building of which Westborough townspeople can be justly proud. Every consideration has been given to make it a modern educational plant. No embellishments are included in the design and at the same time no sacrifices have been made in satisfying the educational specifications. The building has been planned to take utmost advantage of the existing site and topography. Entrances and exits to ground level will be available from both the first and the second floors of the school.

The plan embodies core facilities, i.e., auditorium, library, gymnasium, administrative facilities, kitchen and heating facilities, which will satisfy the current size of the school and can be expanded for the ultimate size of the school with the exception of the auditorium and the gymnasium. These two are at their required size.

The building layout has been carefully planned so that the areas including the library, cafeteria, and auditorium, if used evenings, can be completely closed off from the rest of the building.

EXTERIOR DESIGN

The construction of the building will be fire-resistant throughout. Masonary construction, featuring poured reinforced concrete and brick with ample areas of glass, are featured on the outside of the building. Roofs are to be concrete slab covered with a composition surface that will carry a 20 year bond. The building will be long and horizontal and the entire structure blended into a pleasing arrangement. Skylighting of corridors will be utilized on the third floor and various secondary means will be utilized to bring outside light into other areas of the building. Careful attention has been given to the selection of all exterior materials to minimize cost over the years ahead.

INTERIOR DESIGN

Throughout the design and in the selection of materials for the interior of the building, careful attention has been paid to provide optimum conditions for easy housekeeping and maintenance.

The interior of the building will be finished in full accordance with present day standards. Wall surfaces will be glazed tile wherever essential for maintenance. Partitions will have exposed masonry blocks that will be painted in designated areas. Floors will be finished

in terrazzo, ceramic tile or vinyl asbestos depending on the use conditions. Ceilings will be covered with proper amounts of acoustical tile in the required areas.

Sufficient corridor lockers will be provided for the students along one side of the various corridors.

Utilities, electric system, plumbing, heating and ventilating will be complete in every respect in accordance with present day standards and to meet the requirements of all authorities having jurisdiction.

FIRST FLOOR

An inlaid brick outside entrance will lead to the main lobby. Immediately off the main lobby will be the administrative offices, guidance area, health suite and the arts and crafts area. Centrally located will be the 750 seat two story auditorium with the band rooms and the heating areas on the other side of the building. Descending a half flight from the main lobby will be the cafeteria seating 400 students. Feeding will be done through three serving lines. The kitchen will be adequately equipped with modern food preparation, cooking and dishwashing services.

SECOND FLOOR

Ascending a half flight of stairs from the main lobby will lead to a spacious library that will seat 120 students, have small conference rooms and individual study areas plus providing an area for 12,500 reference books. Across the library will be the second floor entrance to the auditorium. On either side of the auditorium will be the commercial education and home making areas. The southern end of this floor will contain the industrial arts-woodworking, mechanical drawing, metal and power shop. Adjacent to the industrial arts area will be a 100 seat lecture room.

THIRD FLOOR

The major portion of the 40 classrooms will be found on this floor. The language laboratory will be found in the northern end, while the science area is grouped together in the southern end of this floor. Adjoining preparation rooms have been provided in the science area coupled with a small science library off from the main lecture room. Adequate storage, conference and department head spaces have been provided amid the classroom area. Moveable partitions will be present in certain rooms to allow team teaching. The classrooms will vary in size from 750 sq. ft. to 1000 sq. ft.

COMMITTEE REPORTS

PERMANENT SITES AND FACILITIES COMMITTEE

The Permanent School Facilities and Sites Committee is making the following report from the standpoint of space and facilities for the students of Westborough. The cost and design of buildings are not the responsibility of this committee.

Based upon our own projections plus meetings with the High School Planning Committee, Westborough School Committee and Mr. Downs, the town planner, we unanimously favor the recommended 1200 pupil high school. This will then make available space in the new high school and the junior high school (present high school), for the redistribution of students when the capacity is reached in elementary or any other level. Even with the new school we feel that additional elementary space will have to be provided by 1970. However, definite recommendations on the problem can not be made until the decision of the town voters is known.

If a smaller high school is approved space will be at capacity or near capacity at all three levels (elementary, junior high and high school) as soon as 1970 or by 1971 at the latest. We would then have to recommend additional space and facilities in 1968 for use in 1971.

If a high school is not approved at this time we will have to recommend immediate plans and action for an elementary school in 1968 with possible additional space in the junior high school and the senior high school.

Our projections are based on the continued use of the Eli Whitney and Harvey School.

Sites and definite recommendations by this committee other than our first stated recommendation are not possible until the decision of the voters is known.

James A. Harvey, Chairman

WESTBOROUGH P.T.A.

On January 27th, the Executive Board of the Westboro PTA held a joint meeting with the Planning Committee for the Westboro High School. During that meeting, the Executive Committee reviewed the plans for the new high school and its projected costs.

The Executive Board believes that the plans developed by the Planning Committee provide adequate, yet not excessive, or elaborate facilities for the town's future needs. It should be noted that the plans are flexible enough to inexpensively provide future expansion. This type of planning shows the time, effort and foresight which the Planning Committee devoted to this project.

As parents and teachers, as voters and taxpayers, and as an organization whose prime consideration is education, we recognize our responsibility in endorsing the Planning Committee's recommendations. After due consideration, the Executive Board of the Westboro PTA unanimously endorsed the recommendations of the Planning Committee for the Westboro High School which will be presented as three articles on the agenda of the annual town meeting.

Robert K. O'Brien, President



The Commonwealth of Massachusetts School Building Assistance Commission 88 Broad Street Boston 10

February 2, 1966

Mr. Robert C. McInnis Chairman High School Planning Committee 13 Oldham Road Westborough, Mass. 01581

Dear Mr. McInnis:

I am writing to indicate approval of preliminary plans for the proposed High School (with swimming pool) in Westborough, as filed in this office on January 21. 1966, and February 2, 1966, by The Architects Collaborative.

When a complete set of final plans and specifications has been filed with us, your next step is to schedule a conference with us to discuss them.

Very truly yours,

Simeon J. Domas Administrator

SJD/WBB/cp

cc: Supt. Robinson Architect

GYMNASIUM

Separated from the main building will be the gymnasium with seating capacity of about 1000 plus a locker and storage area beneath the gymnasium. An area will be set up off the main gymnasium floor for the purpose of special physical education activities and exercise. The locker area will have adequate provisions and facilities for the students plus separate areas for visiting teams and contact sports.

FQUIPMENT

The estimate includes the cost of all equipment required to furnish the entire building ready for use. All the necessary equipment for classrooms, offices, kitchen, library, cafeteria, auditorium, gymnasium, custodial equipment for both interior and exterior use has been figured in the estimated cost.

Inclusion of such items in the original equipment of the school is extremely beneficial to the Town of Westborough because of the 49% reimbursement by the State. This 49% applies to all the equipment to go with the school as well as to the building and site development.

The portion of equipment purchased by the Town at this time as a separate item will not be included as part of the construction cost on which the architect's fees will be determined.

If the Town were not to include such equipment at this time and were to purchase it later, it would have to pay the full 100% of the cost.

SAFETY

Ample stairways have been incorporated into this building to provide good pupil circulation patterns and also allow rapid egress if necessary. Ground level exits will be present on both the first and second floor of both sides of the building. Secondary exits are present throughout the various areas in the school.

Access roads lead from both West Main and Ruggles Streets to the school as a means to reduce traffic problems.

An elevator has been provided within the northern end of the building to allow physically handicapped students to attend classes and also allow the movement of heavy equipment and supplies from floor to floor.

FXPANSION

As a means of long-range planning the proposed new senior, high school is being designed for future expansion to a 1800-2000 student capacity. The site area adjocent to the southeast corner of the building has been set aside for future classrooms and also tie in with the present building. The cafeteria, library, and administration area have provisions for expansion along two or three approaches.

TOWN ACTION

This Committee has planned that this school should continue to provide a broad offering of the cultural courses and also expand those of a practical nature, especially for non-college students. Skill may thus be developed in the common tools and an opportunity given to explore attitudes. The demands of tomorrow cannot be met with yesterday's tools.

These plans are our recommendations to you the townspeople into whose hands the decision now rests regarding the future hopes and realizations of your child and mine, not only to themselves, but to the benefit of the town, state and the nation.

SWIMMING POOL

We earnestly solicit your support on the article in the warrant to be presented at the Annual Town Meeting for the inclusion of a swimming pool in the proposed new High School. The Committee is of the opinion that a pool would be a valuable asset to the educational and athletic programs, as well as to the recreational program of the community.

The Committee finds that many progressive communities are including swimming in their educational ond athletic programs, both at the junior high and senior high school levels. It is felt that Westborough has the resources, the foresight, and the civic pride to be among these communities who offer the most advanced educational and athletic programs possible.

The recreational values of a swimming pool for a town with no seashore and only limited outdoor swimming facilities are obvious. It is felt that the time to act is now; not several years later when the cost of an addition will be much more costly. Such an oddition would require a change in the entire locker room setup as well as other major structural changes to the building.

We envision a broad swimming progrom which might include children and adults of all ages. The pool will be avoilable during the evenings and week-ends, and during the summer months when school is not in session; provided the pool is not being used for school activities. Classes would be conducted for nonswimmers, beginners, swimmers, and advanced swimmers, and would also be available for clubs, organizations, and "splash parties."

The Westborough School Committee would have jurisdiction over the pool, and the Physical Education Department would supervise the various programs.

There would be a small fee charged to all who use the pool, outside of regularly scheduled school activities.

SCHOOL COMMITTEE

The Westborough School Committee unanimously endorses and supports the present plans of the High School Planning Committee.

Also, with reference to the proposed swimming pool, the Committee unanimously reaffirms their policy regarding the use of all school property by community groups. "The worthwhile use of all school property shall be encouraged, when such use will not interfere with the school program or the activities of school sponsored organizations." This would, of course, include the use of the swimming pool, if such were to be provided with the new High School facilities.

BULK RATE
U. S. POSTAGE
PAID

Permit No. 2226 Worcester, Mass.